



ST. MARGARETS AVENUE, CHEAM, SUTTON, SM3
£565,000 FREEHOLD

A SPACIOUS FAMILY HOME FEATURING FOUR BEDROOMS, TWO BATHROOMS, THREE RECEPTIONS AND A 125FT APPROX. REAR GARDEN SITUATED CLOSE TO SEVERAL GOOD SCHOOLS

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- 4 Bedrooms
- Living Room
- Dining Room
- Conservatory/Family Room
- Modern Fitted Kitchen
- Family Bathroom
- Shower Room/WC
- Garden Approx. 125ft
- Close to Cheam Park Farm Primary
- Catchment for Cheam High
- Council Tax Band D
- EPC Rating D

DESCRIPTION

Buyer's solicitor's legal fee for the purchase paid by Winkworth - Terms & Conditions apply

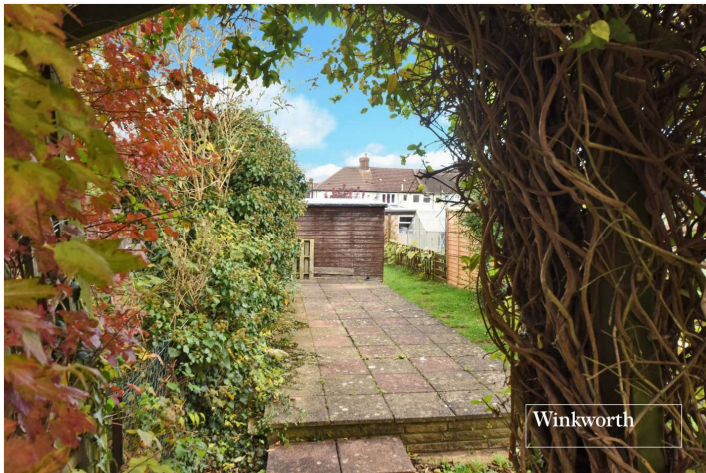
Situated within easy reach of the ever popular Cheam Park Farm Primary Academy and Cheam High School, this spacious family home features four bedrooms, two bathrooms, three reception areas and a fantastic 125ft approx. rear garden.

The property is within easy reach of North Cheam and Cheam Village, both providing an array of shops, restaurants and amenities including Cheam Leisure Centre and Nonsuch/Cheam Parks. Commuters requiring quick and easy access into London have the choice of train stations at Sutton, Worcester Park and Cheam Village, all of which can be easily reached via local bus routes. In addition, West Sutton station offers Thameslink, whilst Morden town centre provides a Northern Line underground station.

The accommodation on the ground floor comprises an entrance hall, a front aspect living room with bay window and feature fireplace, a dining room with doors leading through to the conservatory/family room and a modern fitted galley kitchen. On the first floor, there are two well-proportioned double bedrooms (with the front bedroom benefitting from fitted wardrobes), a good sized single bedroom and the family bathroom. On the second floor, there is a principal bedroom, a shower room/WC and plenty of eaves storage.

Externally, the rear garden has a large area of lawn, a decking area ideal for outdoor socialising with friends and family, a further patio area to the rear and a storage shed. To the front of the property, a driveway provides off street parking for two cars. The property benefits from rear access and given the size of the garden, could provide the new owner space to build an outbuilding for the perfect work from home opportunity!

In summary this is a superb family home not to be missed and is offered with no onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 11'7" x 11'1" max (3.53m x 3.38m max)

Dining Room - 12'10" x 10'3" max (3.9m x 3.12m max)

Conservatory - 11' x 10'4" max (3.35m x 3.15m max)

Kitchen - 8'8" x 6'1" max (2.64m x 1.85m max)

Bedroom - 12' x 10'10" max (3.66m x 3.3m max)

Bedroom - 12'11" x 9'7" max (3.94m x 2.92m max)

Bedroom - 7'8" x 5'8" max (2.34m x 1.73m max)

Bathroom - 6'10" x 5'9" max (2.08m x 1.75m max)

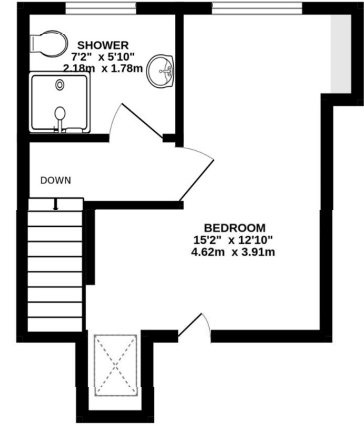
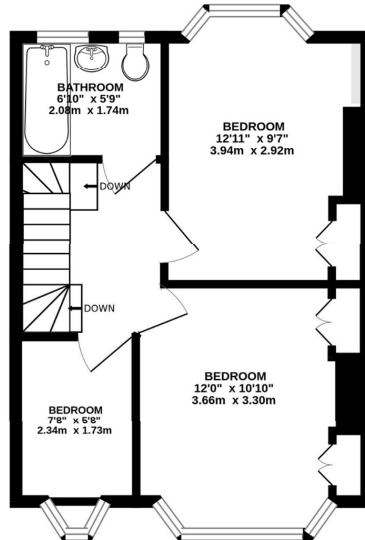
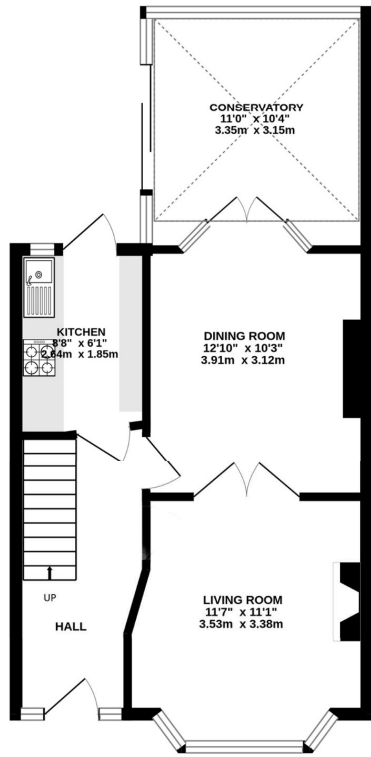
Bedroom - 15'2" x 12'10" max (4.62m x 3.9m max)

Shower Room/WC - 7'2" x 5'10" max (2.18m x 1.78m max)

Garden - Approx. 125 ft

Off Street Parking on Drive

St Margarets Avenue, Cheam SM3 9TU
 INTERNAL FLOOR AREA (APPROX.) 1076 sq ft/ 100.0 sq m
 Garden extends to 125' (38.1m) approx.



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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